

SUMMIT VIEW MEADOWS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Casa Tiara Development, Inc., Kenneth N. Duffy and Pauline E. Duffy are the owners of that real property located in the E 1/2 NW 1/4 of Section 15, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, as described in Book 2948 at Page 69 and 70 and Book 2962 at Page 604 of the records of the Mesa County Clerk and Recorder's Office, more particularly described as follows:

Commencing at the C 1/4 corner of said Section 15, being a Mesa County survey marker, the basis of bearing being N89°54'13"W to the C-W 1/16 corner, also being a Mesa County survey marker;
 thence N89°54'13"W a distance of 82.50 feet;
 thence N00°02'56"E a distance of 30.00 feet to the point of beginning;
 N89°54'13"W a distance of 245.04 feet;
 N00°02'13"W a distance of 1288.86 feet to the north line of the SE 1/4 NW 1/4 of said Section 15;
 thence N00°02'23"W a distance of 127.12 feet;
 thence S89°52'31"E a distance of 327.24 feet to the east line of the NE 1/4 NW 1/4 of said Section 15;
 thence S00°02'23"E a distance of 127.12 feet to the C-N 1/16 corner;
 thence S00°02'56"E a distance of 790.07 feet along the east line of said SE 1/4 NW 1/4;
 thence N89°54'13"W a distance of 82.50 feet;
 thence S00°02'56"E a distance of 498.00 feet to the point of beginning.
 Said parcel contains 9.70 acres more or less.

Said Owners have by these presents laid out, platted and subdivided the above-described real property into Lots, Blocks and Tracts as shown hereon, and designated the same as Summit View Meadows, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All streets, roads or right-of-ways shown hereon, to the full width of their platted rights-of-way, are hereby dedicated to the City of Grand Junction for the use of the public forever as public streets, and for drainage and underground utility purposes.

All Multi-purpose Easements shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewer water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, irrigation lines, landscaping, trees and grade structures.

All Irrigation and Drainage Easements shown hereon are hereby granted to an association if formed now or in the future for the benefit of the owners, or if not, to the owners of lots and tracts hereby platted as undivided interest, not subject to partition, as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

Tract A shown hereon is hereby granted to an association, if formed now or in the future for the benefit of the owners, or if not, to the owners of the lots hereby platted as undivided interest, not subject to partition, for (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems; (c) the common areas for landscape, subject to the various easements dedicated and granted on this Final Plat.

Tract B, shown hereon is hereby granted to an association, if formed now or in the future for the benefit of the owners, or if not, to the owners of the lots hereby platted as undivided interest, not subject to partition, for landscaping purposes, subject to the various easements dedicated and granted on this Final Plat.

All of the easements described above include the right of reasonable ingress and egress thereto by the beneficiaries of the easements and their respective successors and assigns, together with the right to trim or remove interfering trees and brush, and in Drainage Easements, the right to dredge, and are subject to the conditions and obligation in such beneficiaries to utilize the easements in a reasonable and prudent manner and to restore the surface of any lands damaged or disturbed by the exercise of such easement rights to as close to its original conditions as possible as promptly as possible following the completion of any work within an easement area. The owners of Lots, Blocks, or Tracts that are encumbered by such easements shall not burden or overburden the easements by erecting or placing any improvements thereon which impair in any way the exercise of the easement rights or the right of reasonable ingress and egress to the easements, or in the case of Drainage Easements, which impede or alter the course of the drainage.

CITY APPROVAL

This plat of SUMMIT VIEW MEADOWS, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 14 day of May, 2003.

[Signature]
City Manager

[Signature]
City Mayor

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 10:23 o'clock A.M., this 14 day of May, A.D. 2003, and is duly recorded in Plat Book No. 19 at page 323, 324.
 Reception No. 212175, Fees 20.00-1.00, Drawer No. NN-105

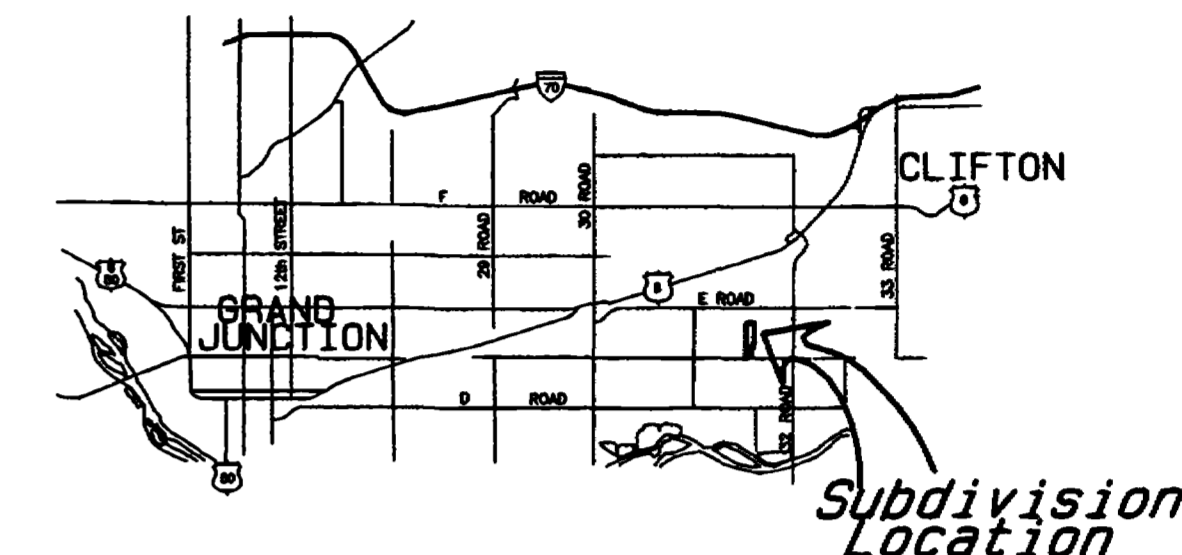
Deputy

Clerk and Recorder

PLAT NOTES

- Engineered foundations will be required for this subdivision.
- The project Benchmark is the top of the Mesa County survey marker for the C 1/4 corner of said Section 15, being 4649.64 NAVD 88.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification / statement shown hereon.



VICINITY MAP - N.T.S.

TRACT DESCRIPTION

TRACT A - DETENTION AREA = 0.44 AC.
 TRACT B - LANDSCAPE AREA = 0.03 AC.

AREA SUMMARY

Ded. Road R.O.W.	2.63 Acres = 27.1%
Tracts A & B	0.47 Acres = 04.8%
Lots	6.60 Acres = 68.1%
TOTAL	9.70 Acres = 100%

SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.



[Signature]
Kenneth N. Duffy

[Signature]
Pauline E. Duffy

[Signature]
Casa Tiara Development, Inc.
Mansel L. Zeck, President

STATE OF COLORADO)
 COUNTY OF MESA) ss

The forgoing instrument was acknowledged before me this 29th day of April, A.D., 2003 by Kenneth N. Duffy and Pauline E. Duffy.

Witness my hand and official seal: *[Signature]*

Address 1950 Highway 6 & 50, Fruita CO
 My commission expires: 10-25-06

My Commission Expires 10/25/2006

STATE OF COLORADO)
 COUNTY OF MESA) ss

The forgoing instrument was acknowledged before me this 29th day of April, A.D., 2003 by Casa Tiara Development, Inc., Mansel L. Zeck, President.

Witness my hand and official seal: *[Signature]*

Address 1950 Highway 6 & 50, Fruita CO 81521
 My commission expires: 10-25-06

My Commission Expires 10/25/2006

To be completed by the City of Grand Junction personnel.
 The accuracy of this information is the responsibility of the City of Grand Junction.

Tract A & B conveyed to Homeowner's Association
 in Book 3358 at Pages 81

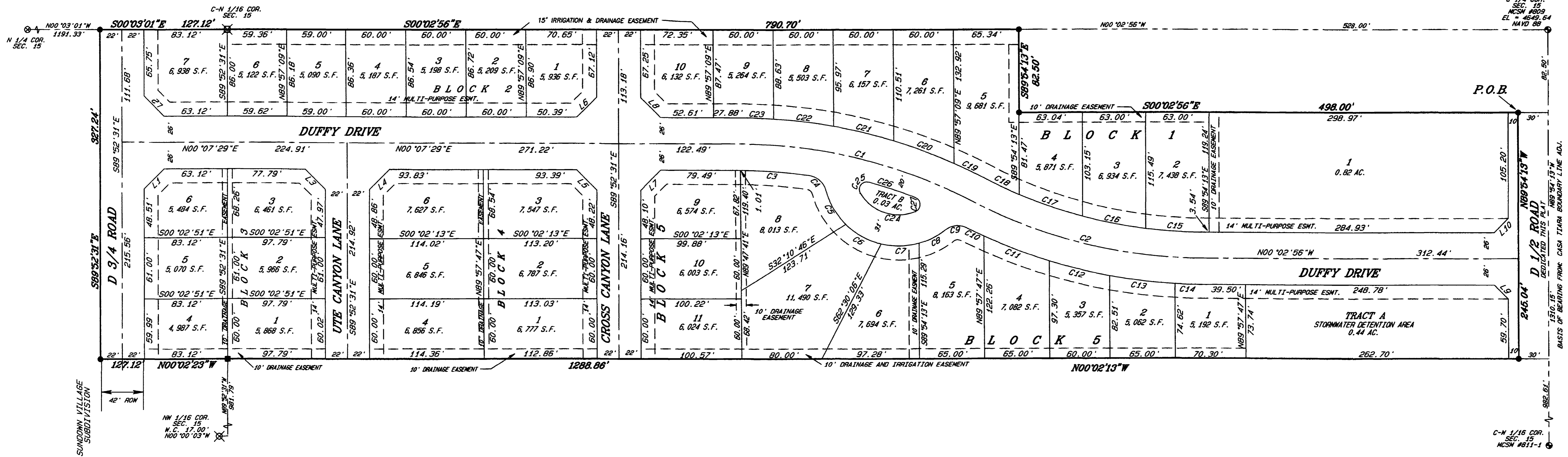
SUMMIT VIEW MEADOWS

LOCATED IN THE
 E 1/2 NW 1/4, SEC. 15, T1S, R1E, U.M.

D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

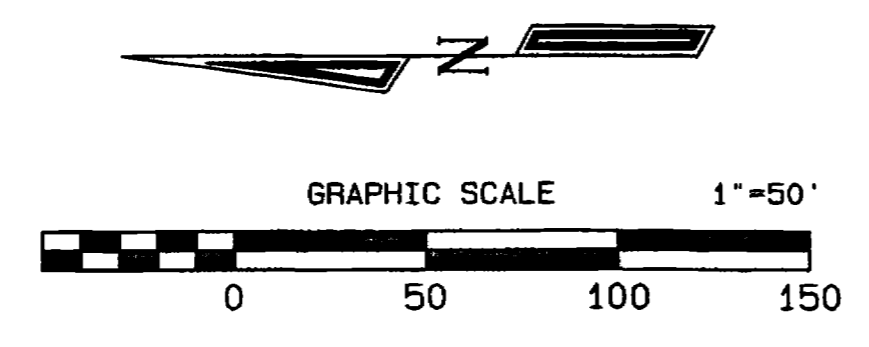
Designed By M. W. D. Checked By A. V.P. Job No. 280-01-12
 Drawn By TMODEL Date APRIL 2003 Sheet 1 OF 2

SUMMIT VIEW MEADOWS



LEGEND

- MESA COUNTY SURVEY MARKER
- ⊗ 3.25" ALUM. MONUMENT STAMPED U.S.B.L.M.
- ⊗ FD. 3.25" ALUMINUM MONUMENT STAMPED D H SURVEYS LS 20677
- ⊗ FD. 2.5" BRASS CAP (ILLEGIBLE)
- ⊗ FD. #5 REBAR W/2" ALUM. CAP STAMPED EAGLE LS 12291
- FD. #5 REBAR W/2" ALUM. CAP STAMPED TLC LS 18480
- SET #5 REBAR W/ 2" ALUM CAP STAMPED D H SURVEYS LS 20677



L/C	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
L1		28.28'		237.47'	N44°52'31"W
L2		28.28'		238.94'	S45°07'29"W
L3		28.28'		237.47'	N45°07'29"E
L4		28.28'		238.94'	N44°52'31"W
L5		28.28'		237.47'	N45°07'29"E
L6		28.28'		238.94'	S44°52'31"E
L7		28.28'		237.47'	N44°52'31"W
L8		28.28'		238.94'	S45°07'29"W
C1	27°28'28"	239.76'	500.00'	237.47'	S13°51'43"W
C2	27°38'52"	241.27'	500.00'	238.94'	S13°46'30"W
C3	8°13'30"	68.04'	474.00'	67.99'	N04°14'14"E
C4	66°21'56"	23.17'	20.00'	21.89'	N41°31'57"E
C5	30°14'43"	39.85'	75.50'	39.39'	N59°35'33"E
C6	30°57'32"	40.80'	75.50'	40.30'	N28°59'25"E
C7	28°58'02"	38.17'	75.50'	37.77'	N00°58'22"W
C8	22°28'25"	29.61'	75.50'	29.42'	N26°41'35"W
C9	64°46'15"	22.61'	20.00'	21.42'	N05°32'40"W
C10	2°04'16"	19.01'	526.00'	19.01'	N25°48'20"E
C11	7°35'25"	69.68'	526.00'	69.63'	N20°58'29"E
C12	6°44'07"	61.83'	526.00'	61.80'	N13°48'44"E
C13	7°08'12"	65.52'	526.00'	65.48'	N06°52'34"E
C14	3°21'24"	30.82'	526.00'	30.81'	N01°37'46"E
C15	7°12'20"	59.61'	474.00'	59.57'	S03°33'14"W
C16	7°45'44"	64.22'	474.00'	64.17'	S11°02'16"W
C17	8°03'29"	66.66'	474.00'	66.61'	S18°56'53"W
C18	4°37'19"	38.24'	474.00'	38.23'	S25°17'17"W
C19	3°40'33"	33.75'	526.00'	33.74'	S25°45'40"W
C20	6°58'51"	64.09'	526.00'	64.05'	S20°25'58"W
C21	6°43'44"	61.77'	526.00'	61.74'	S13°34'40"W
C22	6°35'16"	60.48'	526.00'	60.45'	S06°55'10"W
C23	3°30'03"	32.14'	526.00'	32.14'	S01°52'31"W
C24	81°06'22"	62.99'	44.50'	57.86'	N18°25'38"E
C25	136°31'43"	17.87'	7.50'	13.93'	S52°45'20"E
C26	5°50'12"	48.90'	480.00'	48.87'	S18°25'38"W
C27	136°31'43"	17.87'	7.50'	13.93'	S89°36'35"W
L9		19.90'			N45°01'25"E
L10		19.88'			S44°58'35"E

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TRACT B - LANDSCAPE AREA = 0.03 AC.

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Designed By	N.W.D.	Checked By	A.V.P.	Job No.	280-01-12
Drawn By	TMODEL	Date	APRIL 2003	Sheet	2 OF 2